

AN HOLD

3997796

DRAWING NUMBER

Ledgewood Beach, W. It

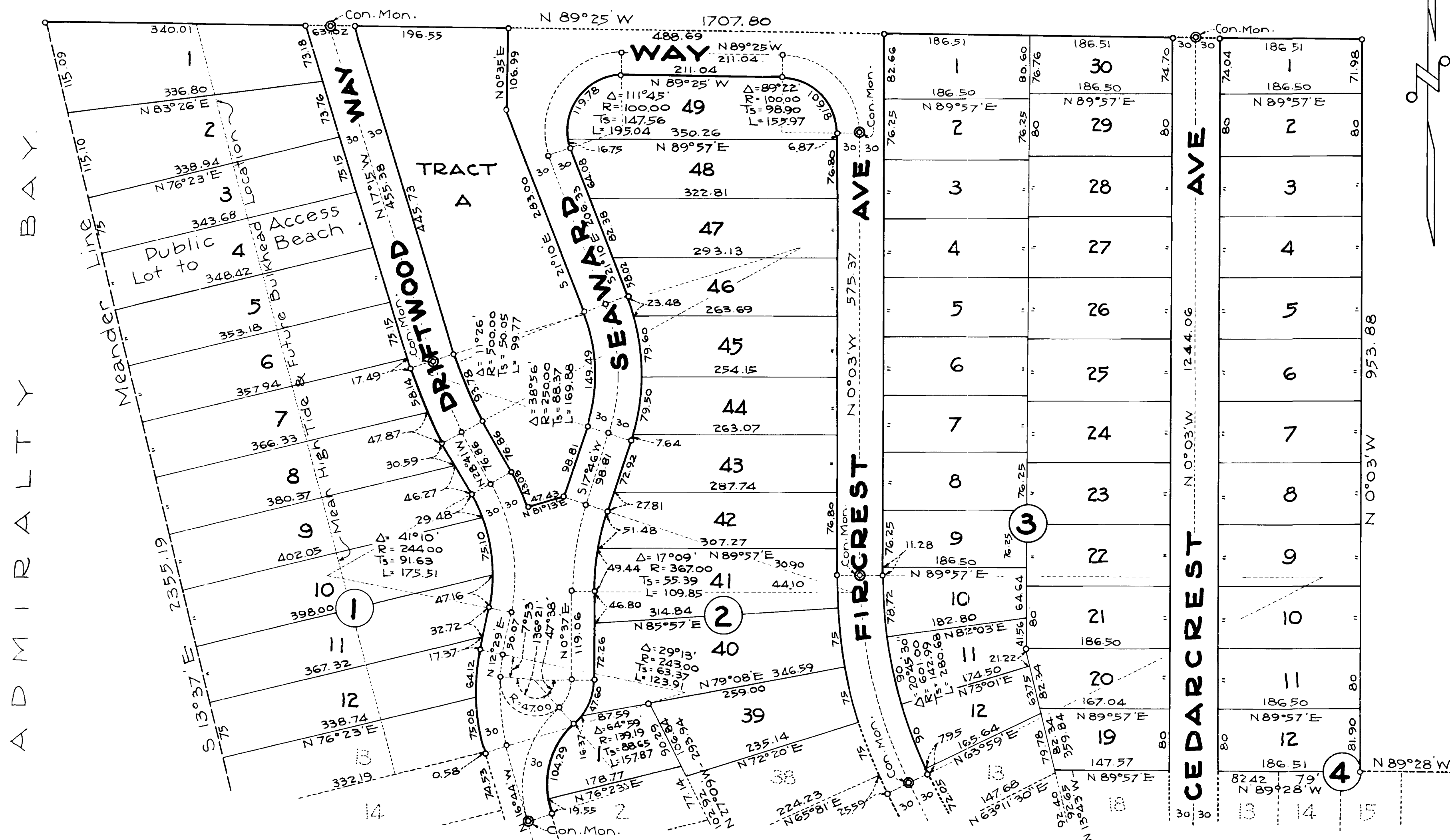
1/3

Sheet 1 of 3

PLAT OF LEDGEWOOD BEACH

ISLAND COUNTY WASHINGTON

Scale 1"=100'



CERTIFICATES

I, Geo. H. Norris, hereby certify that the annexed plat of **Ledgewood Beach** was made from an actual survey; that the dimensions are as shown in feet and decimals of feet, and corners and monuments have been set as shown on the face of this plat.

Witness my hand and official seal this 30th day of April, A.D. 1953

Geo. H. Norris
Registered Civil Engineer

I, the Treasurer of Island County Wash. do hereby certify that all taxes have been paid on the above described property up to and including the year of 1954.

In witness whereof I have hereunto set my hand and affixed my official seal this 1st day of May, A.D. 1953

Nola C. Howard
Treasurer of Island County
Washington

Examined and approved this 18th day of May, A.D. 1953

Heath Hamilton
County Road Engineer

Presented to the Board of County Commissioners and approved this 1st day of June, A.D. 1953.

Roy A. Gillespie
Arthur W. Mearns
J. C. Mearns
89867 Board of Commissioners.

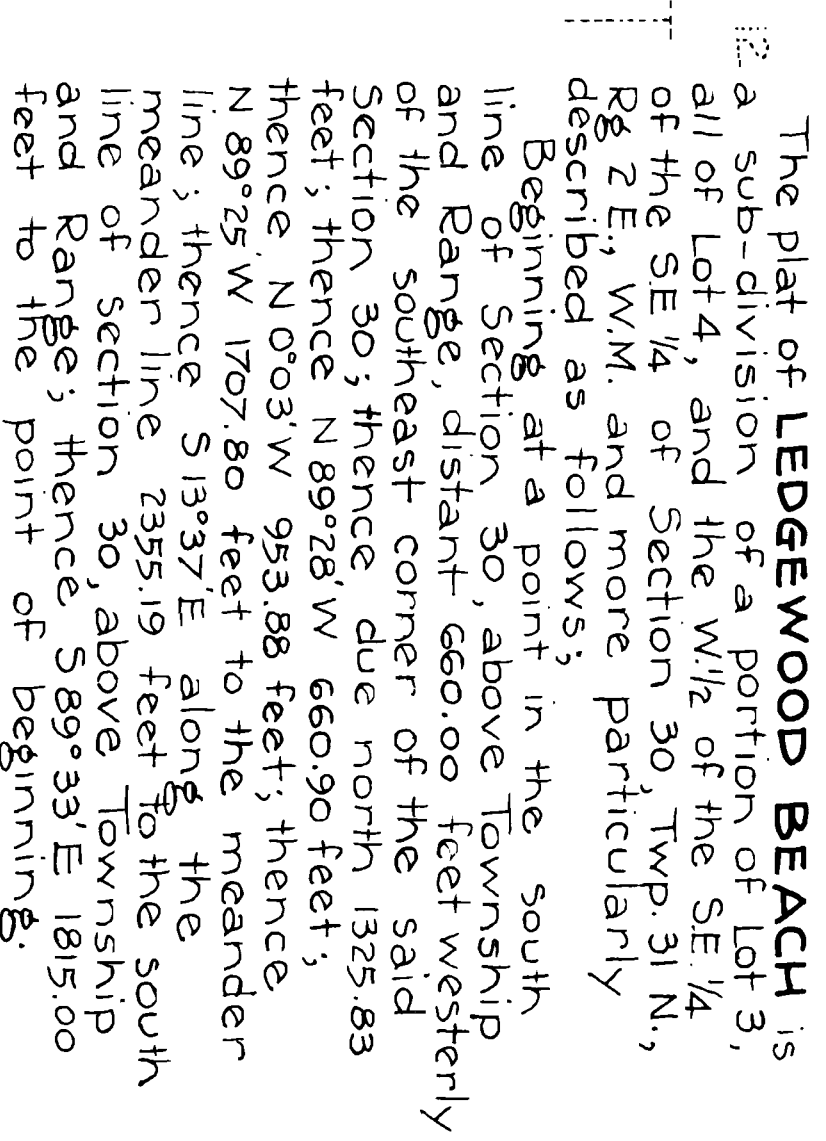
Filed for record at the request of *R. O. Keith* on the 1st day of June, A.D. 1953 at 45 minutes past 3 P. M. and recorded in volume 4, page 77, records of Plats of Island County Washington.

W. J. Libby
Auditor Island Co. Wash.

LEDGEWOOD BEACH 1/3 SHEET 1

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DESCRIPTION

The plat of **LEDGEWOOD BEACH** is a sub-division of a portion of Lot 3, all of Lot 4, and the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Twp. 31 N., R $\frac{1}{2}$ 2 E., W.M. and more particularly described as follows;

Beginning at a point in the south line of Section 30, above Township and Range, distant 660.00 feet westerly of the southeast corner of the said Section 30; thence due north 1325.83 feet; thence N 89°28'W 660.90 feet; thence N 0°03'W 953.88 feet; thence N 89°25'W 1707.80 feet to the meander line; thence S 13°37'E along the meander line 2355.19 feet to the south line of section 30, above Township and Range; thence S 89°33'E 1815.00 feet to the point of beginning.

CERTIFICATE OF TITLE

We, the undersigned do hereby certify that the record title to the lands herein described is vested in Robert O. Keith, Patricia A. Keith his wife, also Jerry Bryant and Anne E. Bryant, his wife, in fee simple, subject to unpaid local improvement assessments, if any, and subject further to the following encumbrances:

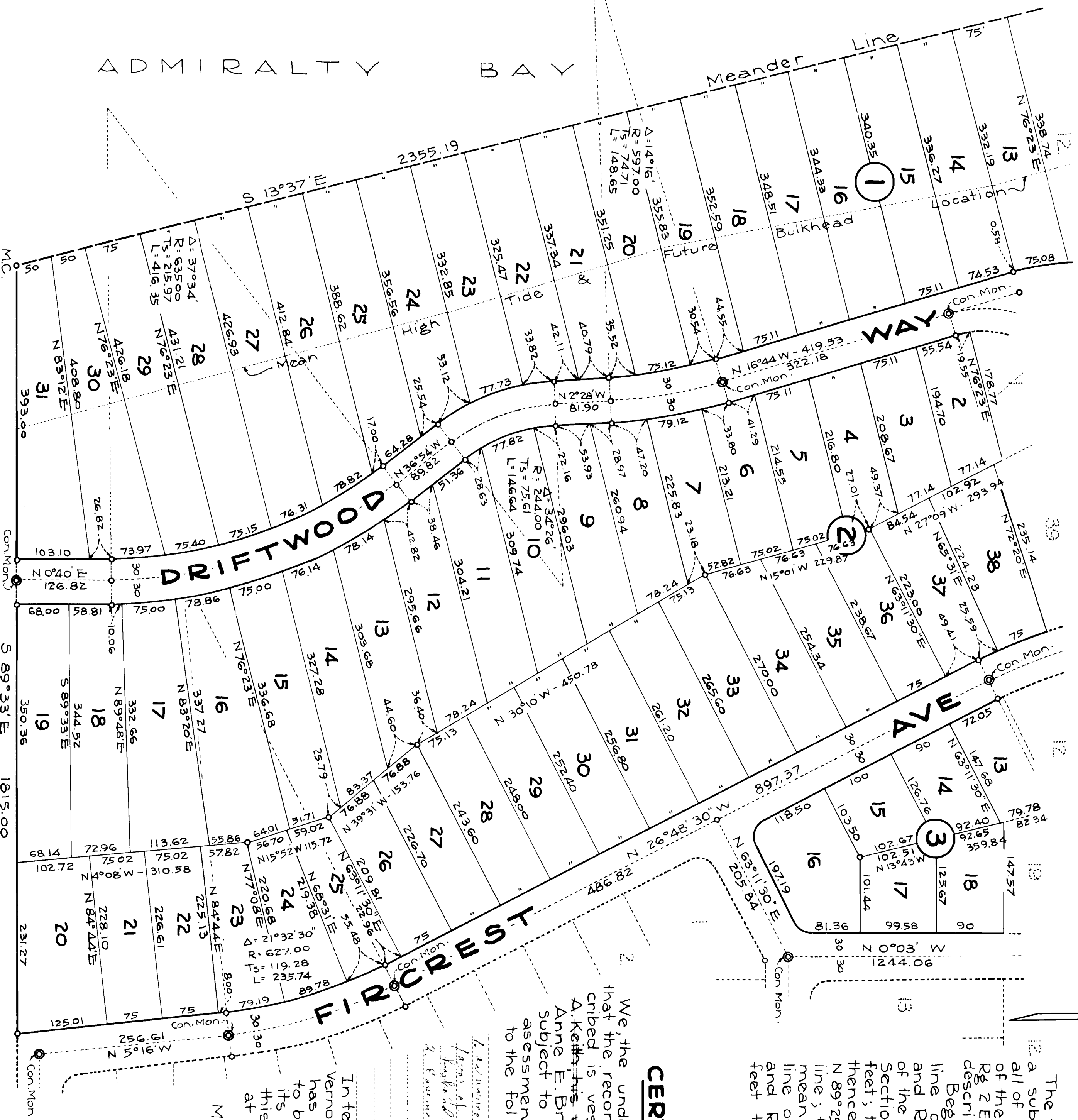
1. An unincorporated contract to purchase a used diversity in favor of Robert is 1st party and therefore 11/15/2016 husband and wife.

2. Edward purchased in January 81 of Asbury Page 433.

In testimony whereof the Mount Vernon Abstract and Title Company has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed this 4th day of May AD 1953 at 8:00 o'clock AM.

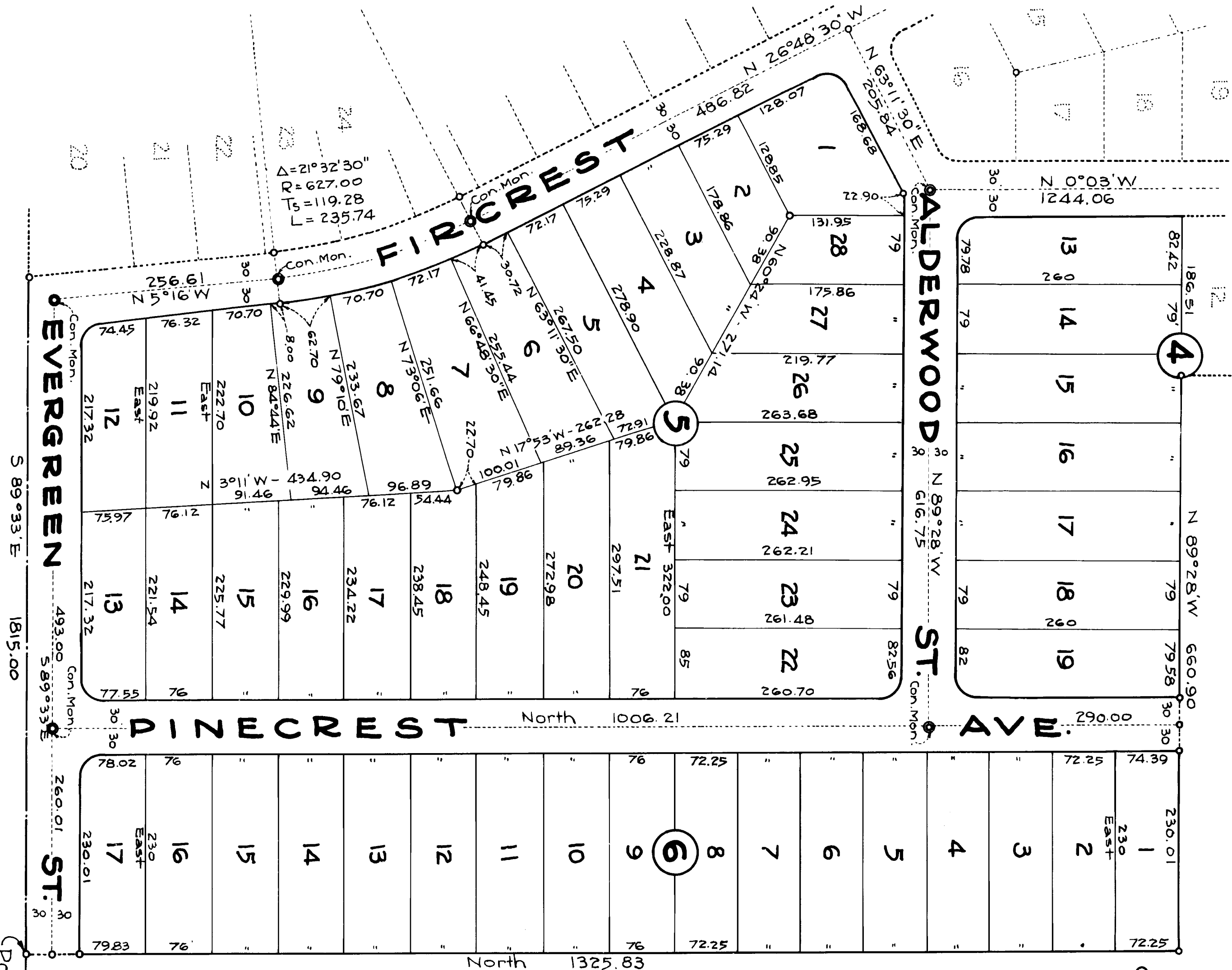
Mount Vernon Abstract & Title Co

By Thomas H. Johnson
Manager



PLAT OF LEDGEWOOD BEACH ISLAND COUNTY WASHINGTON

Scale 1"=100'



DEDICATION

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KNOW ALL MEN BY THESE PRESENTS; That Robert O. Keith, Patricia A. Keith, his wife, also Jerry Bryant and Anne E. Bryant, his wife, owners in fee simple of the above described land as shown on the annexed plat and hereafter to be known as LEDGEWOOD BEACH, do hereby declare this plat and dedicate to the use of the public forever, all streets, avenues, alleys, utility easements and roadway easements shown hereon; also the right to make all necessary slopes for cuts and fills upon the lots shown on this plat in the reasonable original grading of all streets, avenues, alleys and roadway easements shown hereon; also the right to drain said streets, avenues, alleys and roadway easements over and across any lot or lots where water might take a natural course after the road is graded.

Lot 4, Block 1 of this plat is dedicated to the public for access to the beach for their use and pleasure forever.

All lots, tracts or parcels of land in this plat are hereby conveyed an undivided equal interest in the entire water system consisting of the north 100 feet of lot 19, Block 4, the reservoir, the pumping plant and well, the pipe lines and other parts of the system; it being understood that each user of water will make his own connection, install a meter and will pay according to the amount of water consumed. Any disposition made of lots 24 and 25 of Block 2 shall reserve the right of access to the community well and their use restricted to purposes that will not contaminate the well so long as it is used for domestic supply.

All lots, tracts or parcels of land abutting on Evergreen Street and Fircrest Avenue are subject to the following restrictions; No building shall be constructed on any lot tract or parcel of land inconsistent with accepted standards of construction, or not in harmony with nearby improvements. All building exteriors shall be completed within one year after start of construction. Dwellings shall have a minimum floor area of 800 square feet. All buildings shall be erected on the ground and no building shall be moved into the above area from other locations. No lot tract or parcel shall be sold or re-sold or ownership changed or transferred whereby the ownership of any portion of the above described area shall be less than 4500 square feet, or less than 40 feet at its narrowest part.

Property owners of lots 20 to 39 inclusive of Block 2 shall have the privilege and right to landscape and otherwise occupy the fringe area, exclusive of buildings, to the precipitous break of the bank along the easterly margin of lots 1 to 19 inclusive of Block 2. Property owners of lots 1 to 19 inclusive, Block 2 shall not erect high fences or other obstructions which will in any way impair the view from lots 20 to 39 inclusive of Block 2. Dwellings on lots 20 to 39 inclusive shall be located a minimum of 75 feet from the bank. Hotels, Resorts and Public Catering institutions are prohibited within the boundary of this plat.

In witness whereof we have hereunto set our hands and seals this 2nd day of May AD 1953

ACKNOWLEDGMENT

State of Washington } s.s.
County of Island }

This is to certify that on this 2nd day of May AD 1953 before me personally appeared Robert O. Keith, Patricia A. Keith, his wife, also Jerry Bryant and Anne E. Bryant, his wife, to me known to be the individuals who executed the annexed instrument, and on oath stated it to be their free and voluntary act and deed for the use and purposes herein stated.

In witness whereof I have hereunto set my hand and seal the day and year first above written.

Notary Public in and for the State of Washington
Residing at *Everett*
Comm. Expires *Oct. 4, 1953*